



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SNW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Replat existing four (4) lots into two lots. Proposed replat will eliminate the current encroachment of the existing house on one of the lots and will create a single lot for the house.

APPLICATION INFORMATION

Applicant: Antonio A. Rivera		Phone: 505-507-0390
Address: P.O. Box 105		Email: tarivera1015@gmail.com
City: Tome	State: NM.	Zip: 87060
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 13, 14, 15, 16	Block: 8	Unit:
Subdivision/Addition: John Baron Burg Park Addition	MRGCD Map No.:	UPC Code: 101305917006831601
Zone Atlas Page(s): H-13	Existing Zoning: R1A	Proposed Zoning: R1A
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): .3214

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 22nd St. N.W.	Between: Aspen	and: I-40
------------------------------------	----------------	-----------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005980

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/13/2021
Printed Name: Antonio A. Rivera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☐ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Copy of recorded IIA
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

☐ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ✓ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ✓ Zone Atlas map with the entire site clearly outlined and labeled
- ✓ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ✓ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ✓ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- ✓ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ✓ Sidewalk Exhibit and/or cross sections of proposed streets
- ✓ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ✓ Proposed Infrastructure List, if applicable
- ✓ Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ✓ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ✓ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ✓ DXF file and hard copy of final plat data for AGIS submitted and approved

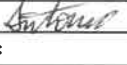

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

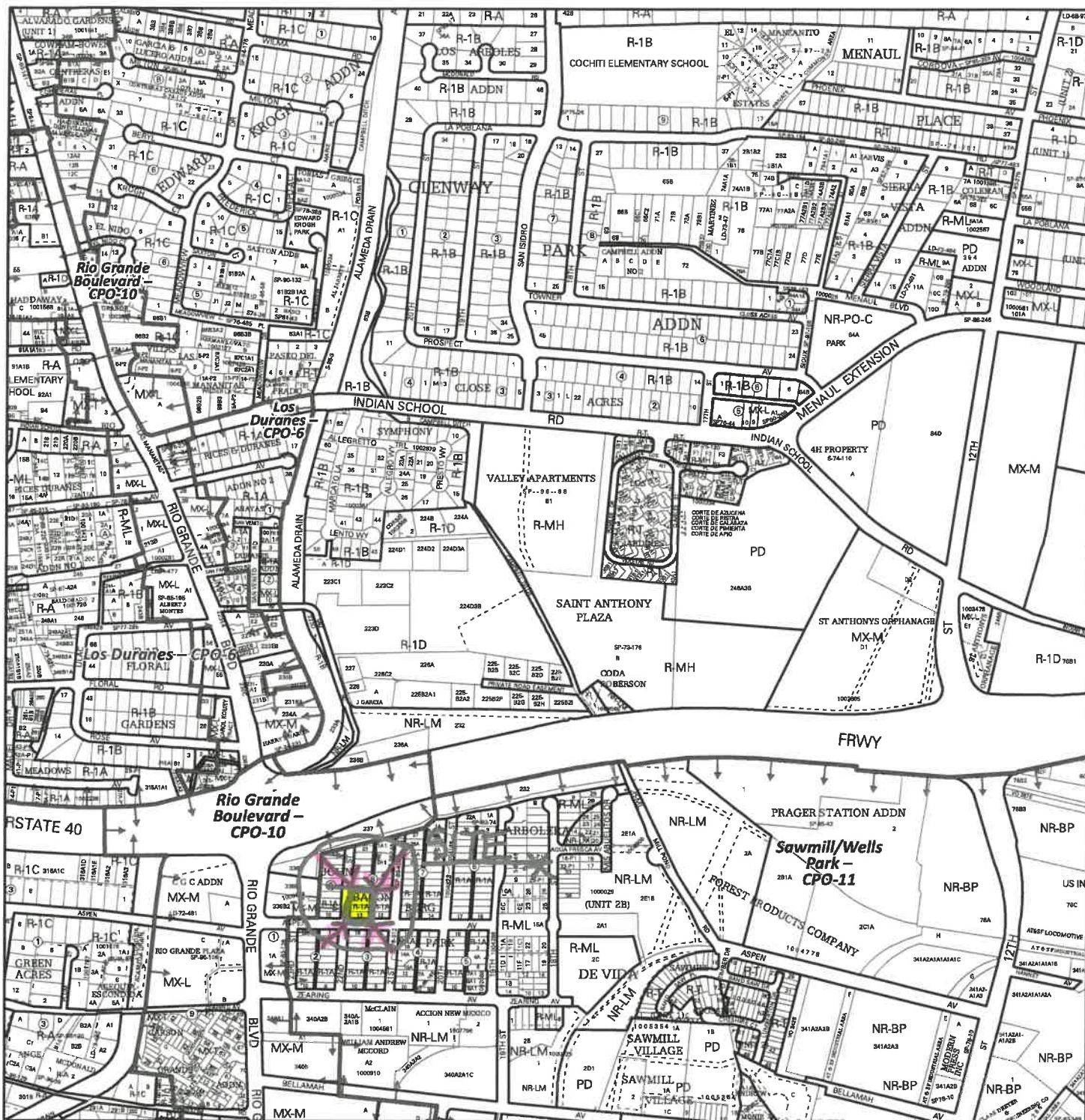
☐ **MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: 	Date: 10/18/2021	
Printed Name: Antonio A. Rivera	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
	-	
Staff Signature:		
Date:		

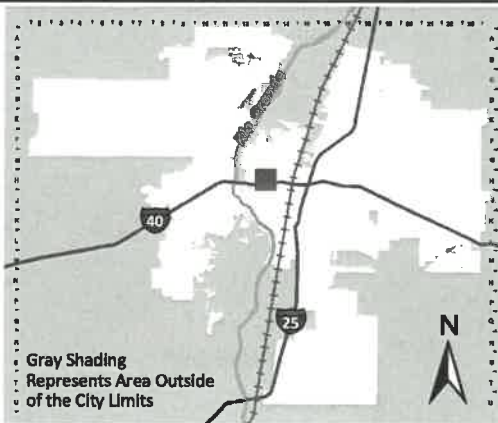


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

October 19, 2021

CITY OF ALBUQUERQUE
Design Review Board
Albuquerque, NM

SUBJECT: PR-2021-005980

PROJECT NAME – Lots 13A and 16A, Block 8, John Baron Burg Park Addition

-

To Whom it may concern:

A replat of the four (4) existing lots numbered 13, 14, 15, and 16 in Block 8 of the John Baron Burg Park addition into two (2) new lots is requested for the following reasons and purposes – (a sketch plat was presented to the DRB on September 16, 2021):

1. An existing house is currently situated such that the building runs across the lot line between lots 13 and 14, and the house sits completely across lot 14 (in the north-south direction).
2. The existing house is currently situated such that the building also runs across the lot line between lots 14 and 15, and the house encroaches approximately six (6) feet onto the southern portion of lot 15.
3. The current property owner of the four (4) lots seeks to sell lots 15 (that has the existing encroachment described above) and lot 16.
4. The requested replat as outlined in the supporting documents would remedy the current problem of the existing house sitting entirely across two lots and partially onto a third lot by creating a single lot with the house situated such that it would be in conformance with current Zoning related building setbacks.

Thank you for consideration of this request.

Antonio (Tony) A. Rivera -



September 23, 2021

City of Albuquerque

Attention:

Ms. Jolene Wolfley

Chair, Development Review Board

City of Albuquerque - Planning Department

Charles Maestas

Zoning Plan Examiner

City of Albuquerque

Jeanne Wolfenbarger, PE

Transportation Development Department

City of Albuquerque

To Whom It May Concern:

This letter authorizes Antonio Rivera, (managing member for Real Estate Venture Alliance, LLC) to represent and act as Agent for the undersigned Property Owners of Lots 13, 14, 15, and 16 of Block 8 of the John Baron Burg Park addition within the City of Albuquerque, Bernalillo County, NM with regard to the design, preparation of documents, submittal of applications, and execution of all necessary documents and steps pertaining to the regulatory and permitting processes with the City of Albuquerque for the Revised Platting of the aforementioned properties.

If you have any questions, please do not hesitate to contact either one of us.

Scott Leete Sharot

Scott Leete Sharot

dotloop verified
09/27/21 8:55 PM MDT
JFLU-XMZG-33PK-NL1E

- (Property Owner)

phone () 505-908-0574

mailing address 2115 Aspen Ave NW, Albuquerque, NM 87104

Dale Katherine Harris

Dale Katherine Harris

dotloop verified
09/27/21 9:08 PM MDT
URQE-SGZ2-CGM2-H124

- (Property Owner)

phone () 505-908-8114

mailing address 2115 Aspen Ave NW, Albuquerque, NM 87104

SITUATE WITHIN
PROJECTED SECTION 7, T. 10S, R. 3E, N. 3M, P. 4M
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2021

T. H. H.
Molecular Genetics Division, National Institute of Health
P. O. Box 38, Bethesda, Maryland 20892
Received 10 October 1988
Accepted 12 November 1988

G1
R=15.00
L=24.50
C=21.86
CB=N42°33'35"W
93.53'53"

Additional Right-of-Way to be
dedicated to City of Alhambra
by this map (0.00) ac / 54 sq ft

Legal Description

Lab. Northern Illinois (13), Fordham (14), Elgin (15), and Spring (16). In 1905, the first of the four new buildings was completed. The new buildings were designed by the architect of the new County Jail, which was completed in 1906. The new buildings were designed by the architect of the new County Jail, which was completed in 1906. The new buildings were designed by the architect of the new County Jail, which was completed in 1906.

Contains 0.2156 ac more or less.



INFO FOR COUNTY CLERKS:

Owner: LFC & Property	<p>Blount Edward & Dale Harris 907.220.0971/908.831.5451 Line 15-14, Block 8 Jolly Baron Building Park 2115 Aspen, Altamonte, FL</p>
Owner: LFC & Property	<p>Blount Edward & Dale Harris 907.220.0971/908.831.5451 Line 15-10, Block 8 Jolly Baron Building Park 2113 Aspen, Altamonte, FL</p>

MONUMENT LEGEND

[illegible]

FINAL PLAT

Lot 13A and 16A Block B
John Baron Burg Park Addition

Community
Sciences
AA Corporation

2

CM

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Lots 13A and Lot 16A John Baron Burg Park

AGIS MAP # H-13-2

LEGAL DESCRIPTIONS: Lots 13, 14, 15 and 16 John Baron Burg Park

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Adrian Cede
Applicant/Agent

10-12-21
Date

Ernest Armijo
Hydrology Division Representative

10/14/2021
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PH 2021-005980

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER &
SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: lots 13A and lot 16A John Baron Burg Park
AGIS MAP # M-13-2

LEGAL DESCRIPTIONS: Lots 13, 14, 15, and 16
John Baron Burg Park

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN


A drainage report/grading and drainage plan, as per the Drainage Ordinance, was
submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd
/Ground Floor, Plaza del Sol) on _____ (date).

_____ Applicant/Agent	_____ Date
_____ Hydrology Division Representative	_____ Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB
APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the
ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

<u></u> Applicant/Agent	<u>10-12-21</u> Date
<u>Edwin Bergeron</u> ABCWUA Representative	<u>10/14/2021</u> Date

PROJECT # PP 2021-005980

2115 Aspen Ave. NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "tarivera1015@gmail.com" <tarivera1015@gmail.com>

Tue, Sep 28, 2021 at 11:50 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Notification_Minor Subdivision_Lots13-16_Blk 8_John Baron Burg Park Addn

5 messages

Tony Rivera <tarivera1015@gmail.com>
To: dina.afek@gmail.com, jaime.leanos@gmail.com
Cc: Derrick Archuleta <Arch.Plan@comcast.net>

Thu, Oct 14, 2021 at 5:53 PM

To Dina Afek and Jaime Leanos of the Sawmill Area Neighborhood Association:

This is to provide required notification of a Minor Subdivision Plat application for purpose of replating four (4) existing lots into two (2) lots in the John Baron Burg Park Addition.

Attached please find the following documents containing further information pertaining to this Minor Subdivision application:

- CABQ-Official_public_notice_form_11.01.2020
- Zone Atlas Map_H13
- Final Plat_pg2_Lot13a-16a_Bl8_JBBP_21.10.14
- Owner_Authorization_PR-2021-005980

Please acknowledge receipt of this email at your earliest convenience.

Please don't hesitate to contact me by email or phone if you have any questions or concerns.





--

Thank you,

Antonio Rivera (Authorized Agent)
(505) 507-0390

Virus-free. www.avg.com

4 attachments

-  **CABQ-Official_public_notice_form_11.01.2020.pdf**
193K
-  **Zone Atlas Map_H13.pdf**
1585K
-  **Final Plat_pg2_Lot13a-16a_Bl8_JBBP_21.10.14.pdf**
514K
-  **Owner_Authorization_PR-2021-005980.pdf**
53K

Tony Rivera <tarivera1015@gmail.com>
To: Josephine Graf <JosephineGraf@gmail.com>, Kyle Zimmerman <gokyle1@gmail.com>

Thu, Oct 14, 2021 at 11:23 PM

FYI - (Neighborhood Notification sent to required Neighborhood Association Reps)

[Quoted text hidden]

--

Thank you,

Tony Rivera
(505) 507-0390

4 attachments

 **CABQ-Official_public_notice_form_11.01.2020.pdf**
193K

 **Zone Atlas Map_H13.pdf**
1585K

 **Final Plat_pg2_Lot13a-16a_Blk8_JBBP_21.10.14.pdf**
514K

 **Owner_Authorization_PR-2021-005980.pdf**
53K

Dina Afek <dina.afek@gmail.com>
To: Tony Rivera <tarivera1015@gmail.com>

Fri, Oct 15, 2021 at 2:32 PM

Dear Mr. Rivera,
This is confirmation that SANA received your email notification below.
Sincerely,
Dina Afek
SANA
[Quoted text hidden]

Jaime <jaime.leanos@gmail.com>
To: Tony Rivera <tarivera1015@gmail.com>
Cc: Dina Afek <dina.afek@gmail.com>, Derrick Archuleta <Arch.Plan@comcast.net>

Fri, Oct 15, 2021 at 3:47 PM

Hi Tony,

I got your email and your voicemail. Sorry for not responding sooner, I am a teacher and rarely check my phone during the day.

Let me know if there is anything else I can do for you,

Jaime Leños
SANA President
505-463-5396
[Quoted text hidden]

Tony Rivera <tarivera1015@gmail.com>
To: Jaime <jaime.leanos@gmail.com>

Fri, Oct 15, 2021 at 3:52 PM

Thanks much Jaime. Just wanted to follow up the email w a phone call to confirm you received the email.

Please don't hesitate to call or email me if you have any questions or concerns about our application.
[Quoted text hidden]

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 14, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Sawmill Area NA

Name of NA Representative*: Dina Afek / Jaime Leanos

Email Address* or Mailing Address* of NA Representative¹: dina.afek@gmail.com / jaime.leanos@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 2113 / 2115 Aspen Ave. NW , Abq, NM 87104
Location Description Intersection of 22nd St & Aspen Ave NW (NE corner)
2. Property Owner* Dale Katherine Harris / Scott Leete Sharot
3. Agent/Applicant* [if applicable] Antonio Rivera (tarivera1015@gmail.com)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Deviation (Lot Size)

Summary of project/request²:

Proposed replat of 4 existing lots to 2 lots. Lot size Deviation request for one of the new lots. DRB Administrative Determination request to allow existing 4 feet sidewalk width along 22nd St and to allow existing 10 feet Alley width at east side of lots.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: October 27, 2021

Remote: call 1-646-558-8656 or obtain zoom access thru this link ><https://www.cabq.gov/planning/>

Location*³: [boards-commissions/development-review-board/development-review-board-agenda-archives](https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Antonio Rivera (505) 507-0390 / tarivera1015@gmail.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ H-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☒ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

Per contextual lot size standards, the allowable lot size range = .142-.236ac. The size of proposed new lot # 16A = .1342ac which is within 10% of the required size and therefore meets the requirements for Deviation request.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, September 28, 2021 10:17 AM
To: Office of Neighborhood Coordination <tarivera1015@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Antonio Rivera

Telephone Number

5055070390

Email Address

tarivera1015@gmail.com

Company Name

Real Estate Venture Alliance, LLC

Company Address

PO Box 105

City

Tome

State

NM

ZIP

87060

Legal description of the subject site for this project:

Lots 13, 14, 15, 16 / Block 8 / John Baron Burg Park Addition

Physical address of subject site:

2115 Aspen Ave. NW 87104

Subject site cross streets:

Aspen Ave. and 22nd St (NW)

Other subject site identifiers:

UPC 101305917006831601 and UPC 101305917007431609

This site is located on the following zone atlas page:

h13



Zone Atlas Map_H13_22nd St NW_21.09.03.pdf

1585K

October 18, 2021

Jeanne Wolfenbarger, PE
Principal Engineer
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: REQUEST FOR ADMINISTRATION DECISION TO MAINTAIN EXISTING WIDTH OF ALLEYWAY LOTS
13A AND 16A, BLCOK 8, JOHN BARON BURG PARK ADDITION
PR 2021-005980**

Ms. Wolfenbarger:

I would like to request an Administrative Decision through staff determination to the DPM for the above mentioned (width of alleyway) in the effort to complete the platting action on the proposed lot consolidation.

The existing alleyway is currently at ten (10) feet, which falls ten (10) foot under the required twenty (20) feet. The Administrative Decision request is to allow the ten (10) feet Alleyway width to remain by DRB Determination. The current alleyway serves as the eastern boundary of the subject property within Block 8. The alleyway is consistent at ten (10) feet along the eastern boundary of the property and throughout Block 8 within the John Baron Burg Park Addition. Although not meeting current City standards in terms of width, the alleyway itself has been taken over by mature vegetation interfering with its intended function. Further, the Alleyway is not accessible by vehicles from the north end of the block as there is no existing vehicular way/easement/alleyway.

The purpose of the subject application is to remove internal lot lines and reduce the number of lots from four to two. The end result is to eliminate potential redevelopment and reinvestment issues with the intent to rehabilitation of the properties upon completion of the lot consolidation. The properties are currently development with a single family residence with intentions of constructing another single family residence within the proposed vacant lot.

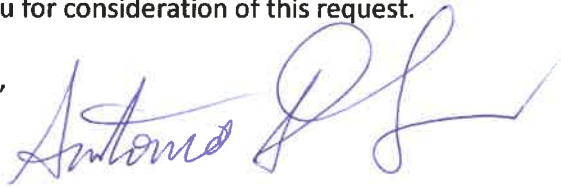
The John Baron Burg Park Addition was platted in 1923 with an average of ten (10) foot wide alleyways throughout the entire subdivision. The function of the alley over time has evolved into an area where intended access has been interfered by vegetation and over time mature trees which blocks any access to affected properties. Achieving the alleyway standard of twenty (20) feet and intended function would create a challenge, as it would require the removal and clearing of several decades worth of trees and vegetation. Any efforts to re-establish its original intent will disrupt the vegetation buffer it provides today between existing properties along the alleyway.

The application has achieved all other requirements of the DRB, which also include a lot size deviation before Code Enforcement. The only remaining issue is the ten (10) foot staff determination request to the current twenty (20) foot alleyway standard. As previously mentioned, not achieving the current standard necessitates the subject administrative decision and is supported due to the current function of the alleyway as an existing buffer of vegetation between properties. The associated challenge and process of mature vegetation removal will have impact on several properties. The existing ten (10) foot width is the established neighborhood character of both the subject and adjacent properties.

Approval of the Administrative Decision will allow the applicant the completion of the lot consolidation and proceed with redevelopment of the properties.

Thank you for consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Antonio", followed by a stylized flourish.

7. H13
 Albuquerque Geographic Reference Station
 New Mexico State Plane North Zone 12N
 NAD83 Central Zone 2002, NAD83
 E = 148777.837' Unit
 E = 1613853.442' Unit
 Ground to Grid = 0.00004720
 Mapping Angle = 47°43'53.86"

- Legend**
- NO PROPERTY CORNER (US NOTES)
 - EXISTING PROPERTY CORNER (US NOTES)
 - W/SEWER (LS 1200)
 - W/SEWER (LS 1200)
 - UTILITY/POWER POLE
 - OVERHEAD UTILITY LINE
 - SET CONTROL POINT

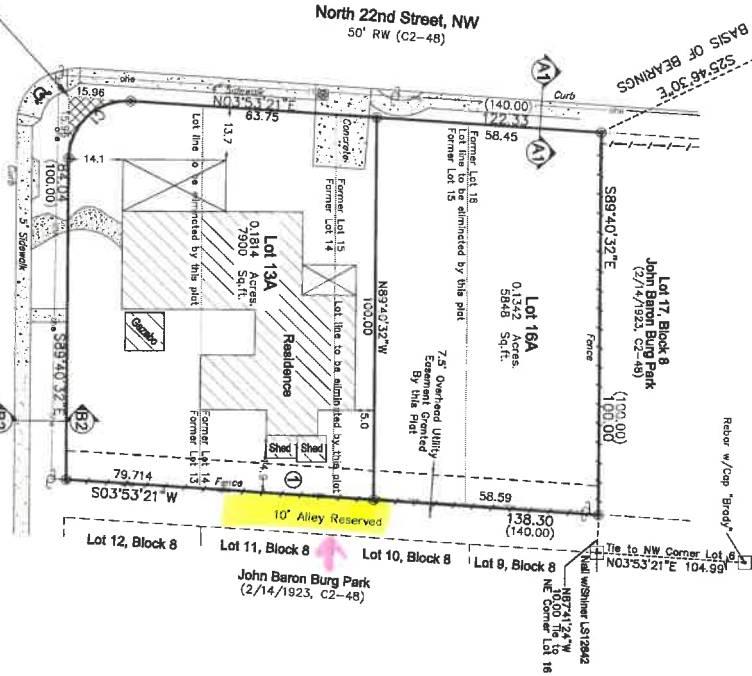
Notes

1. Portable very birds are not on foundations and are not attached to the residence.

Additional Right-of-Way to be Dedicated to City of Albuquerque by this plot (0.0013 ac / 56 sq ft)

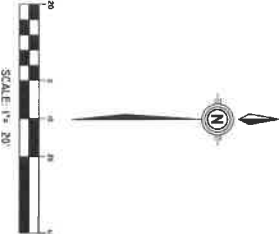
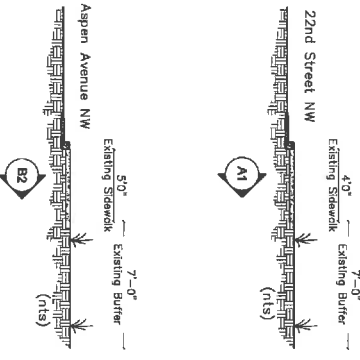
C1
 R=15.00
 L=24.50
 C=21.86
 CB=N42°53'35"W
 Δ= 93°33'53"

2113/2115 Aspen Avenue, NW
 60' RW (C2-48)



- MONUMENT LEGEND**
- FOUND MONUMENT AS NOTED
 - ACS CONTROL STATION
 - SET 4" x 4" ASPEN WITH PATRICK P-12587 UNLESS OTHERWISE NOTED

SITE PLAN
 Lots 13A and Lot 16A
 John Baron Burg Park
 BEING A REPLAT OF LOTS 13, 14, 15 AND 16,
 JOHN BARON BURG PARK
 SITUATE WITHIN
 PROJECTED SECTION 7, T.10N, R.3E, N.M.P.M.,
 TOWN OF ALBUQUERQUE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 September, 2021



INFO FOR COUNTY CLERK:

Owner: Rodd Shurtz & Dale Hawk
 LPR: 10150007/2020001
 Property: 2113 Aspen Avenue, NW
 2113 Aspen Avenue, NW
 Albuquerque, NM
 87103-1000
 City: Albuquerque
 County: Bernalillo
 State: NM
 Zip: 87103-1000
 Project: John Baron Burg Park
 2113 Aspen Avenue, NW
 Albuquerque, NM

SITE PLAN
 Lots 13A and 16A
 John Baron Burg Park
 Community Sciences Corporation
 Land Surveying
 (505) 897-0000
 1 of 1

JOHN BARON BURG PARK,

Being a RE-PLAT of the TRACT of LAND formerly owned by M. S. OTERO, and later called "THE LUMIG ADDITION TO THE CITY OF ALBUQUERQUE" by PLAT, showing a subdivision thereof, as filed of record in

SERRAVALLO COUNTY, NEW MEXICO, November 15, 1911, and lying within the Town of Albuquerque Land Grant, and being part in Precinct 13 and part in Precinct 35 of said County, and bounded on the West by the main Public Road from Old Albuquerque to Los Burenes.

Know All Men by these Presents: That El Dorado Investment Company, a Corporation Organized and doing business under the Laws of New Mexico, owner of the lands and property, the subdivision of which is properly herein represented, has caused such subdivision to be made and the lines and corners on the ground, for the purposes as shown, and the purposes, as delineated hereon, are hereby given and forever dedicated to the public use as such.

In Witness Whereof, the said EL DORADO INVESTMENT COMPANY has caused this Instrument to be Executed in its Corporate name, by its President, Attested by its Secretary, and its Corporate Seal to be affixed this 10th day of February, A. D. 1925.

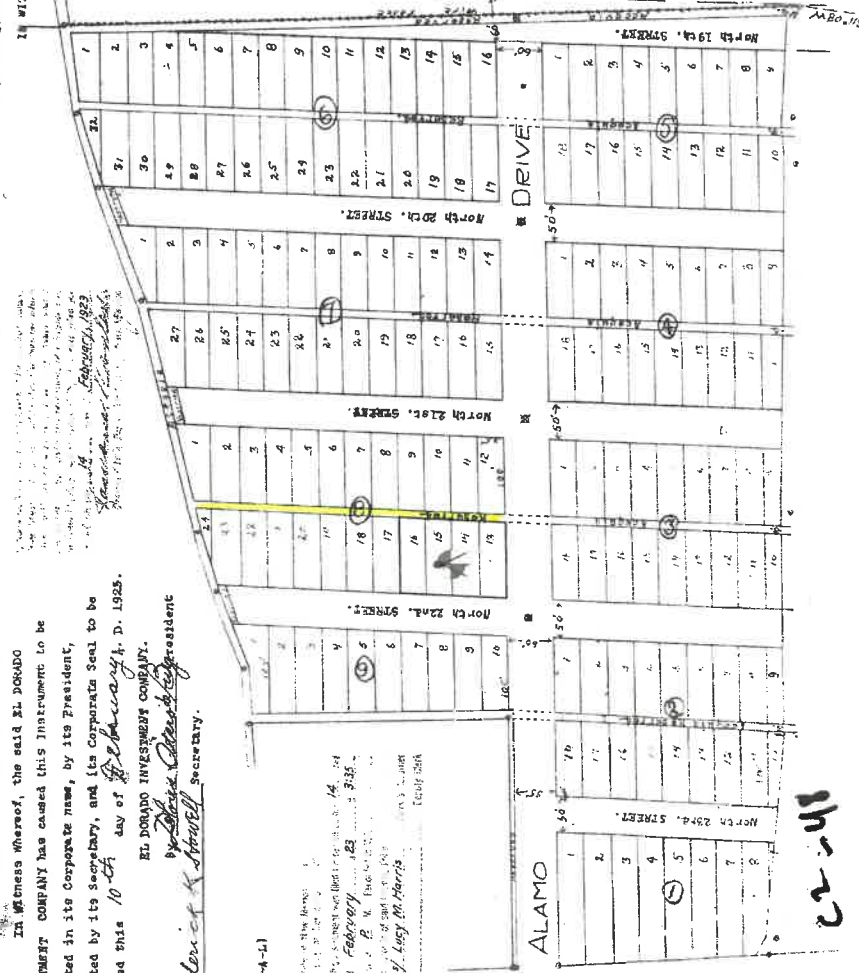
EL DORADO INVESTMENT COMPANY.
Frederick K. Howell President
Lucy M. Harris Secretary

NOTE: - Street-Centers are set and are indicated at the four Street Intersections on this Plat.

Surveyed by C. W. King, C. S.
 Re-platted January 27, 1925.

State of New Mexico)
 County of Bernalillo) ss. On this 10th day of February, A.D. 1925, before me, a Notary Public in and for said County, personally appeared Dolores Otero de Burg, to me personally known, who being duly sworn by me, did say that she is the president of EL DORADO INVESTMENT COMPANY, and that the Seal affixed to the foregoing Instrument is the Corporate Seal of said Corporation, and that said Instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said Dolores Otero de Burg acknowledged said Instrument to be the Free Act and deed of said Corporation.

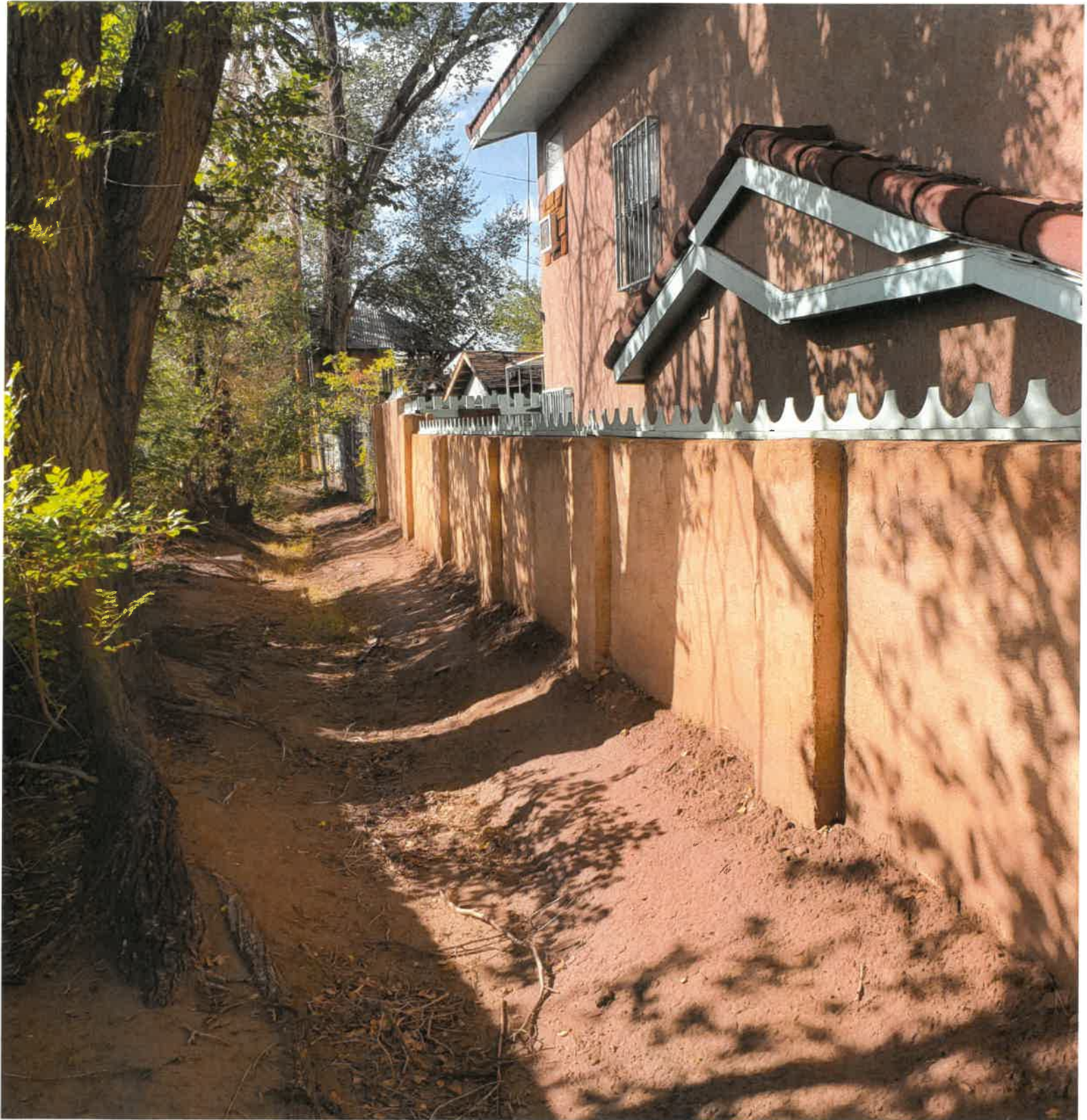
In WITNESS Whereof, I have hereunto set my hand and notarial Seal this day and year last above written.
Dolores Otero de Burg
 Notary Public in and for said County and State.
 My Commission Expires January 4, 1924

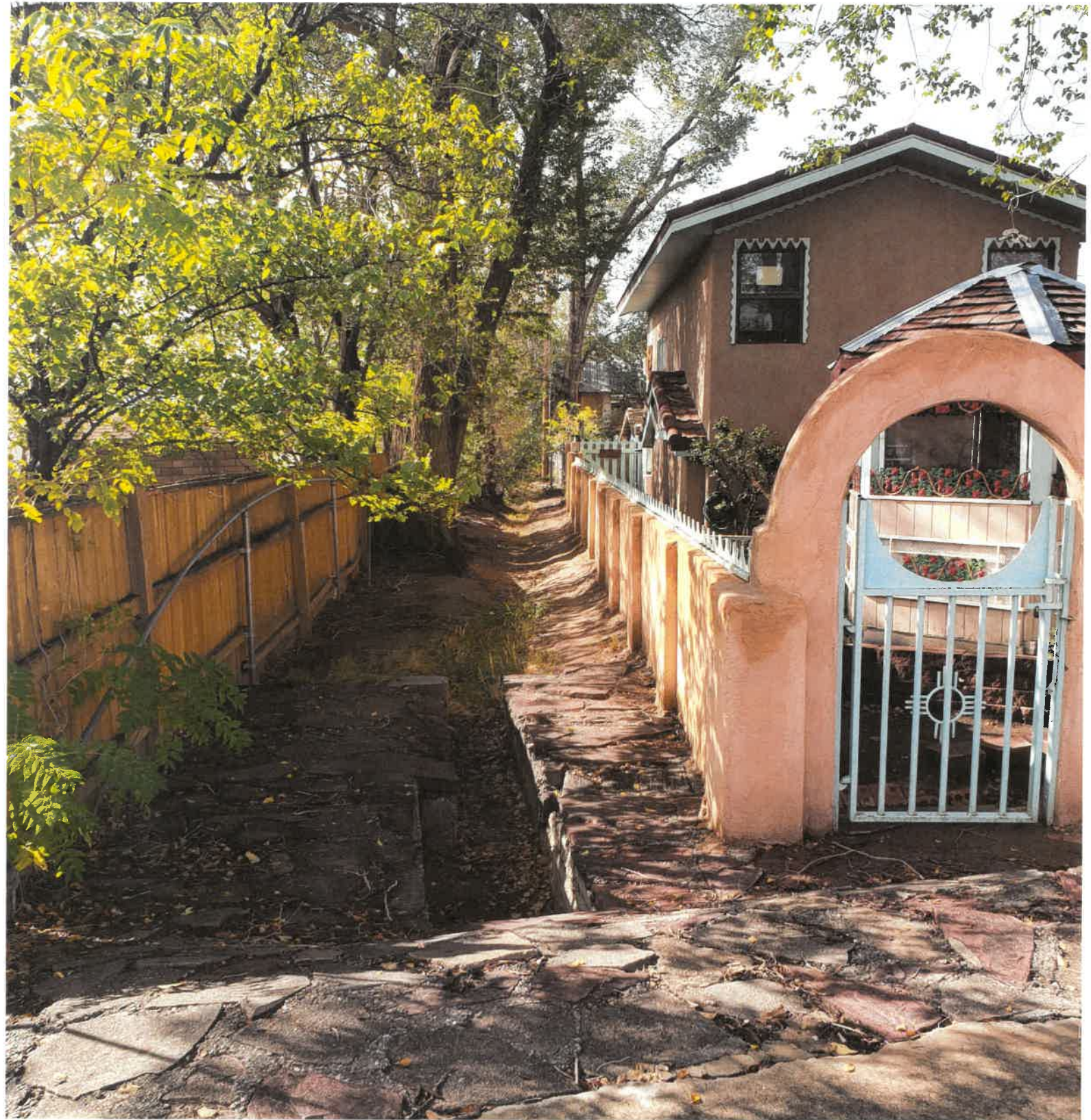


Re-platted by
Jay Tinsley
 Notary Public

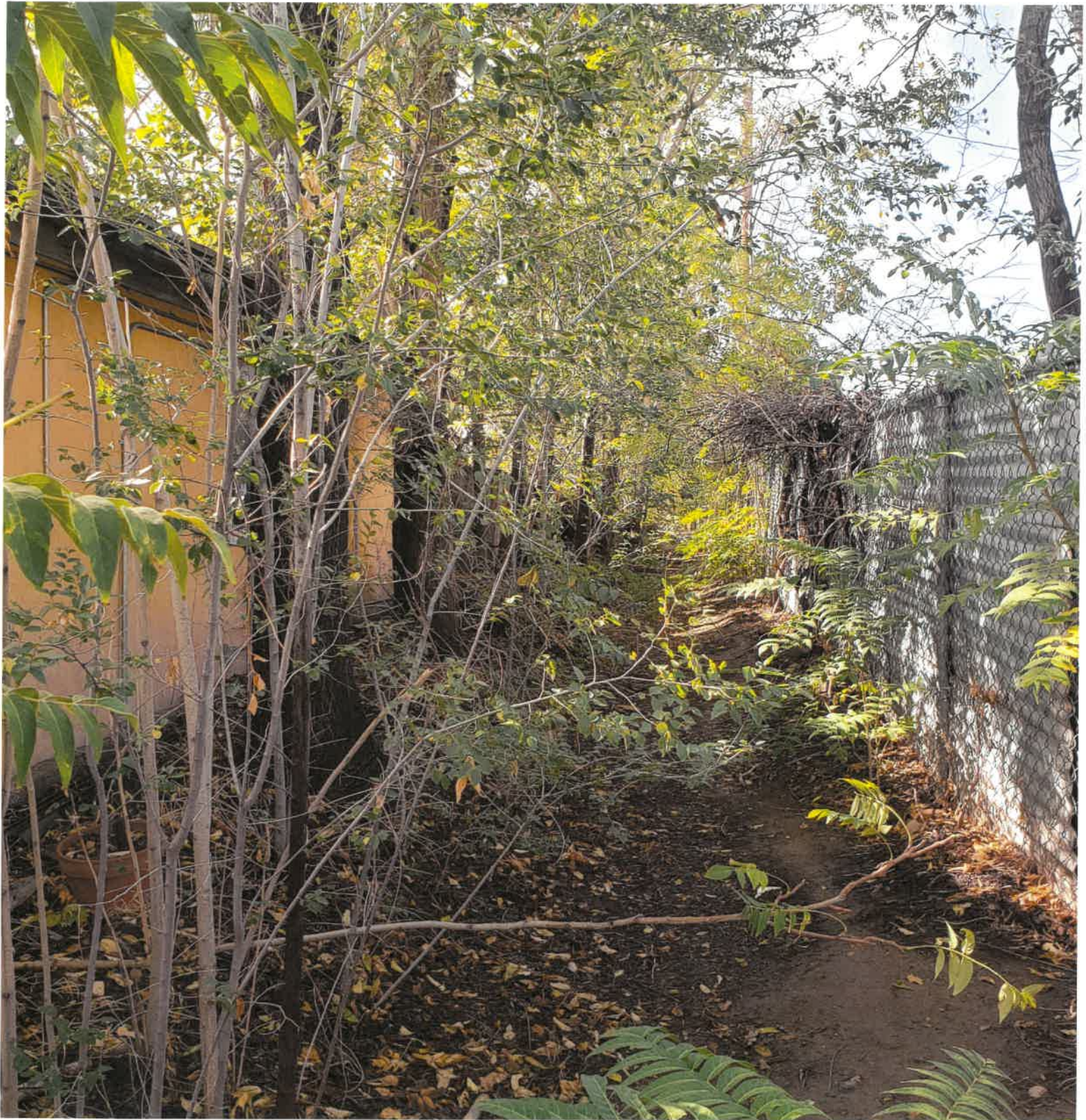
82-48

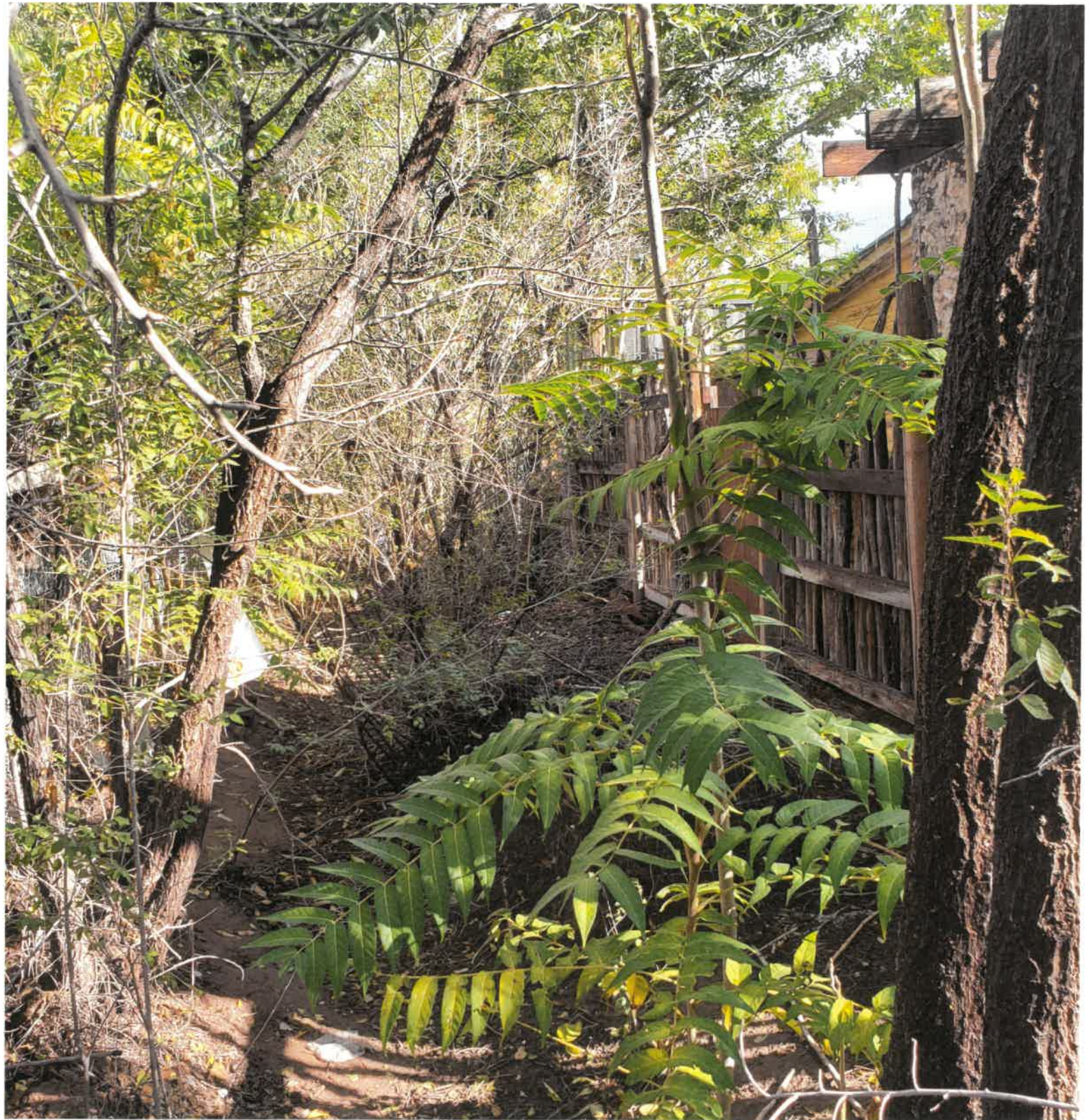
82-48











October 18, 2021

Jeanne Wolfenbarger, PE
Principal Engineer
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: REQUEST FOR ADMINISTRATION DECISION TO MAINTAIN EXISTING WIDTH OF SIDEWALK FOR 22ND STREET NW FOR LOTS 13A AND 16A, BLOCK 8, JOHN BARON BURG PARK ADDITION
PR 2021-005980**

Ms. Wolfenbarger:

I would like to request an Administrative Decision waiver through staff determination to the DPM for the above mentioned (width of sidewalk) in the effort to complete the platting action on the proposed lot consolidation.

The existing sidewalk is currently at four (4) feet which falls one (1) foot under the required five (5) feet. The waiver request is for one (1) foot through Administrative Decision. The current sidewalk is along 22nd Street where the subject property is located, is consistent at four (4) feet which exists along the western boundary of the property. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at four (4) feet as it transitions north towards more residential development in a subdivision that was originally platted in 1923.

Subject to DPM Chapter 2-9(B)(2)(i) Criteria for Waiver from IDO Sidewalk Standards

- (1) The installation of the extra one (1) foot will not contribute to the public welfare in that the existing sidewalk functions effectively along the western boundary of the property. The sidewalk is well defined without gaps and continues at the same width as it transitions towards primarily residential development establishing flow and continuity along this portion of 22nd Street towards the Old Albuquerque Ditch just south of Interstate 40.
- (2) The existing sidewalk appears to provide sufficient right-of-way to meet minimum ADA or PROWAG guidance in that all properties along this portion of 22nd Street north towards Interstate 40 reflect a similar width with the assumption that this criteria is met or at least adequate in this residential area.
- (3) The sidewalks along 22nd Street are consistent with the subject property in terms of width. They appear to function effectively as they are located where they are well defined along the subject property maintaining a smooth and effective transition between properties. Existing sidewalk width in this area transition smoothly from property to property at the same width accommodating the utility pole along the property.

The existing four (4) foot wide sidewalk currently exists at this width both north and south of 22nd Street in this immediate area. The existing width reflects consistency with:

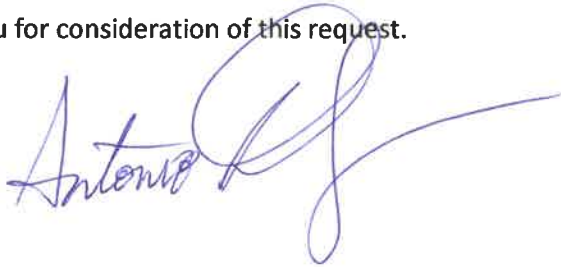
- Established neighborhood character of both the subject and adjacent properties,
- Public safety, health or welfare in that there isn't a gap in sidewalk along the subject property,

- Existing width will not cause significant material adverse impacts on surrounding properties in that they all appear to be the same width,
- The sidewalk at it's current width will not materially undermine the intent and purpose of the IDO or the applicable zoning district in that existing development is permissive in the underlying zone,
- The waiver will not affect required development standards of the underlying zone as it is seeking a one (1) foot waiver for an existing sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the proposed lot consolidation reflecting the existing sidewalk that not only exists along the subject property but in the immediate area as well.

Thank you for consideration of this request.

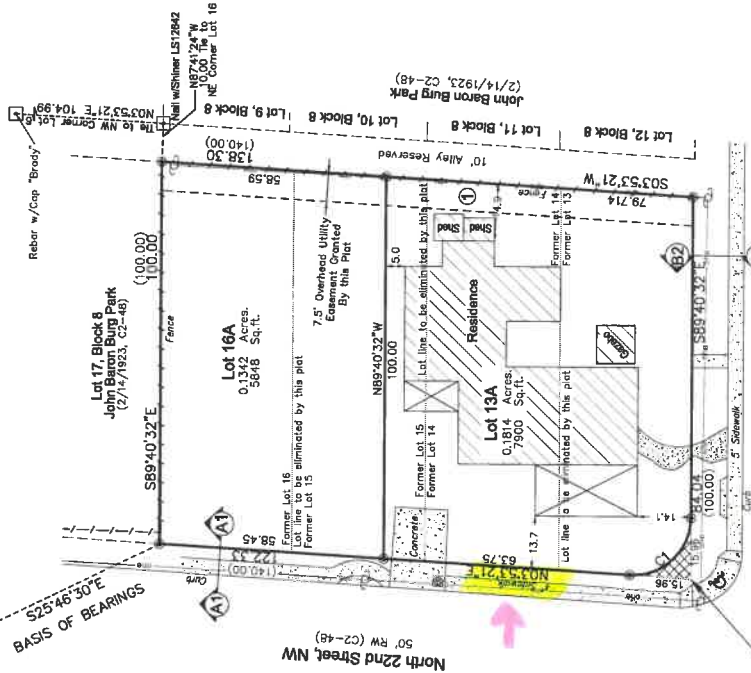
Sincerely,



7. H13
 Albuquerque Geodetic Reference Station
 New Mexico State Plane Coordinates
 N = 1468777.437
 E = 1513953.442
 Ground to Grid = 0.99984780
 Mapping Angle = -0°4'35.58"

Legend
 [Symbol] FID PROPERTY CORNER (AS NOTED)
 [Symbol] ON RAIL W/PINER (LS 2003)
 [Symbol] WATER METER
 [Symbol] UTILITY/PINER POLE
 [Symbol] OVERHEAD UTILITY LINE
 [Symbol] SET CONTROL POINT

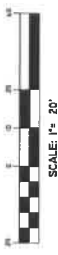
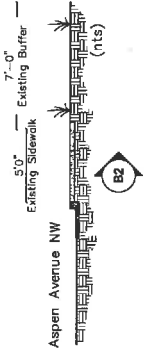
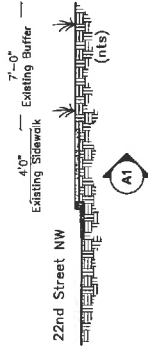
Notes
 ① Portable vinyl sheds are not on foundations and are not attached to the residence.



Additional Right-of-Way to be Dedicated to City of Albuquerque by this plot (0.0013 ac / 56 sq ft)

2113/2115 Aspen Avenue, NW
 60' RW (C2-48)
 C1 = 15.00
 L = 24.50
 C = 21.86
 CB = N42°53'35\"W
 Δ = 93'33'53"

SITE PLAN **Lots 13A and Lot 16A** **John Baron Burg Park** **BEING A REPLAT OF LOTS 13, 14, 15 AND 16,** **JOHN BARON BURG PARK** **SITUATE WITHIN** **PROJECTED SECTION 7, T.10N. R.3E. N.M.P.M.** **TOWN OF ALBUQUERQUE** **CITY OF ALBUQUERQUE** **BERNALILLO COUNTY, NEW MEXICO** **September, 2021**



SITE PLAN **Lots 13A and 16A** **John Baron Burg Park**

INFO FOR COUNTY CLERK:
 Owner: Scott Stuart & Dale Harna
 UPC #: 10130691700831001
 Property: Lots 13-14, Block 8, John Baron Burg Park, 2115 Aspen, Albuquerque, NM
 Owner: Scott Stuart & Dale Harna
 UPC #: 10130691700831000
 Property: Lots 15-16, Block 8, John Baron Burg Park, 2115 Aspen, Albuquerque, NM

MONUMENT LEGEND
 [Symbol] FOUND MONUMENT AS NOTED
 [Symbol] ASCE CONTROL STATION
 [Symbol] SET 5/8\"/>

1 of 1
 Community Sciences Corporation
 10130691700831001
 DATE: 09/13/2021
 SCALE: 1\"/>



